



FUSS & O'NEILL

October 16, 2020

Mr. Brian Groth
Town Planner
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
Hudson Logistics Center, Lowell Road
Tax Map 239, Lot 1; Acct. #1350-949
Reference No. 03-0249.1930

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the second submission of the materials received between September 11, 2020 and September 24, 2020, related to the above-referenced project. The applicant has satisfactorily addressed the majority of the comments from our previous review. The resolution of those items are noted below. Those items that have outstanding issues and need additional information/clarification from the applicant or evaluation and/or input by the Town are included in a separate letter sent to the Town. Please note that comments regarding the stormwater system design were forwarded to the Town and the applicant under separate cover on September 30, 2020.

The following items are resolved or have no further Fuss & O'Neill input:

1. Site Plan Review Codes (HR 275)

- a. *Former Fuss & O'Neill Comment: Hudson Regulation (HR) 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed buildings. Fuss & O'Neill defers to the Hudson Fire Department for review of proposed fire protection for this facility.*

Current Fuss & O'Neill Comment: The applicant has stated that discussions with the Hudson Fire Department are ongoing. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: HR 275-6.C. The applicant has proposed a sidewalk along Green Meadow Drive to the end of the cul-de-sac, but has not shown any connections to this sidewalk from the three building sites. The applicant should indicate how they intend to provide safe pedestrian access to these sites.*

Current Fuss & O'Neill Comment: The applicant has added sidewalk connections between Green Meadow Drive and the three buildings. No further Fuss & O'Neill comment.

- e. *Former Fuss & O'Neill Comment: HR 275-8.C.(8). The subject lot abuts a residential zone to the south. The applicant has provided screening with the installation of an evergreen landscape berm. We note that the proposed berm will be up to 25 feet tall before the addition of 8-10' tall tree plantings.*

- f. *Former Fuss & O'Neill Comment: HR 275-9.C. The applicant has provided a noise study for the proposed project. Review comments related to this study will be provided under separate cover.*

- g. *Former Fuss & O'Neill Comment: HR 275-9.D. It is our understanding that the applicant has provided a fiscal impact study which is being reviewed by others.*

- h. *Former Fuss & O'Neill Comment: HR 275-9.I. Fuss & O'Neill is not aware of an environmental*

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impact study being provided by the applicant.

- i. *Former Fuss & O'Neill Comment: Hudson Engineering Technical Guidelines & Typical Details (HETGTD) 565.1. The applicant is reminded of the requirements for off-site fill materials if any will be imported for this project.*

Current Fuss & O'Neill Comment: The applicant has stated that they are aware of this requirement. No further Fuss & O'Neill comment.

- j. *Former Fuss & O'Neill Comment: HETGTD Detail R-6. The applicant has proposed a saw cut pavement section detail in the Site Plans that doesn't agree with the Hudson Pavement End Match detail.*

Current Fuss & O'Neill Comment: The applicant has revised the detail to mat the Town standard. No further Fuss & O'Neill comment.

2. Administrative Review Codes (HR 276)

- a. *Former Fuss & O'Neill Comment: HR 276-7. B. Waiver request forms were not received as part of the package received for review.*

Current Fuss & O'Neill Comment: The applicant has stated that waiver request forms were provided to the Town. We note that the forms were not included in the review package received by Fuss & O'Neill. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: HR 276-11.1.A. and 276-11.1.B.(7). A separate abutters list was not provided with the review package but was included on the cover of the Site plan set. A list of abutters is not included with the Subdivision plans.*

Current Fuss & O'Neill Comment: The list has been added to the Subdivision Plan. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(2). Multiple sheets in the Site plan set are in scales larger than the scale of one inch equals 50 feet as required by the Regulation.*

Current Fuss & O'Neill Comment: The applicant has stated that the detailed design is depicted at the required scale but some larger scale sheets are need for better comprehension and legibility. Fuss & O'Neill has no issue with this. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(4).(b). The applicant has not provided the approval block on all sheets of the site plan as required, and not located it in the lower left corner of some sheets as required.*

Current Fuss & O'Neill Comment: The applicant has added the approval blocks to the plan set. They are located mostly in the lower left hand corner as required and only moved if they would obstruct an aspect of the design. No further Fuss & O'Neill comment.

- e. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(6) and 289-27.B.(2). The owner's signature is not shown on either plan set.*

Current Fuss & O'Neill Comment: The applicant has provided an owner's signature based on an authorization letter provided as part of the response package. No further Fuss & O'Neill comment.

- g. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(13). The applicant has not included details for any proposed business signage or provided the required note on the plan set stating that, "All signs are subject to approval by the Hudson PLANNING BOARD prior to installation thereof."*

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Current Fuss & O'Neill Comment: The applicant has added this note to both the site plans and the Subdivision Plans. No further Fuss & O'Neill comment.

- i. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(21). The applicant has not provided copies of any proposed easements.*

Current Fuss & O'Neill Comment: The applicant has stated that easements will be prepared after design is complete and approvals are received. They also anticipate that a condition of approval will be the approval of easements be the Planning Board and Town Counsel. No further Fuss & O'Neill comment.

- j. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.*

Current Fuss & O'Neill Comment: The applicant has stated that they are not aware of any. No further Fuss & O'Neill comment.

- k. *Former Fuss & O'Neill Comment: HR 276-15. The applicant has included a DigSafe logo on the Topographical Subdivision plan sheet 11 of 17 in the Subdivision and Site plan sets that appears to have formatting issues. The applicant should review and correct.*

Current Fuss & O'Neill Comment: The logos has been corrected. No further Fuss & O'Neill comment.

3. Subdivision Review Codes (HR 289)

- a. *Former Fuss & O'Neill Comment: HR 289-4 and HR 289-28.A. The applicant has included a legend for the installation of stone bounds and iron pins on the plans. The applicant should also provide a detail for stone bounds to be installed.*

Current Fuss & O'Neill Comment: The applicant has added the detail to the plan set. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: HR 289-18.B.(1). The applicant has proposed a Right-of-Way width of 66 feet for Green Meadow Drive which exceeds the 50 foot minimum width required by the Regulation. The proposed pavement widths for the roadway and cul-de-sac are 36 feet, which exceeds the 24 foot widths required by the Regulation. Section 5.15.7 of the Hudson Engineering Technical Guidelines & Typical Details (HETGTD) requires a pavement width of at least 36 feet for major, collector, and commercial streets where the Planning Board determines that the nature and/or intensity of the proposed use would require a wider pavement. The applicant should review these proposed pavement widths with the Town to determine if a waiver to the Subdivision Regulation is required.*

Current Fuss & O'Neill Comment: The applicant has stated that they believe a waiver is not needed. The applicant has stated that the engineer conferred with the Town Engineer early in the design process. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: HR 289-18.B.(2). The applicant has noted a waiver has been requested for the cul-de-sac roadway length on the plan set. The regulation calls for a maximum length of 1,000 feet and the applicant has proposed a roadway of over 2,000 feet long.*

- d. *Former Fuss & O'Neill Comment: HR 289-18.B.(5). The applicant has not shown a proposed dead end informational sign to be provided at the beginning of the cul-de-sac roadway.*

Current Fuss & O'Neill Comment: The applicant has added the sign location and detail to the plan set. No further Fuss & O'Neill comment.

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- e. *Former Fuss & O'Neill Comment: HR 289-18.C.(2). The applicant has proposed multiple vertical sag curves within the proposed roadway that are less than the minimum K value of 40.*
Current Fuss & O'Neill Comment: The applicant has revised the roadway profile to meet the minimum K values. No further Fuss & O'Neill comment.
 - h. *Former Fuss & O'Neill Comment: HR 289-27.B.(6). The applicant's surveyor has not signed the Certification statement on sheet #1 of the Subdivision plans nor stamped any of the plans. The applicant should also should correct the typographical/format error for the surveyors Certification on that sheet.*
Current Fuss & O'Neill Comment: The applicant has stated that the plans delivered to the Town were stamped and that no errors were found. No further Fuss & O'Neill comment.
 - j. *Former Fuss & O'Neill Comment: HR 289-28.C. The applicant has proposed a pavement cross section with four inches of bituminous pavement. The applicant should confirm that this is adequate for the anticipated truck traffic that will be travelling on Green Meadow Drive.*
Current Fuss & O'Neill Comment: The applicant stated while the current proposal meets the Regulation, they are currently waiting for the geotechnical engineer to provide their recommendation for pavement and subbase thickness for this roadway. The applicant will revise the detail if needed. No further Fuss & O'Neill comment.
 - k. *Former Fuss & O'Neill Comment: The applicant should correct several typographical errors on the Subdivision plan set: lot 'lint' on sheet #1; Proposed Land 'Transfers' on sheet #10.*
Current Fuss & O'Neill Comment: The applicant has updated that plan set. No further Fuss & O'Neill comments.
 - l. *Former Fuss & O'Neill Comment: The applicant should correct the Map reference to the Mercury property in Note #6 on Master Plan – Green Meadow Drive sheet #1 (Map 234 not 834).*
Current Fuss & O'Neill Comment: The applicant has updated the notes. No further Fuss & O'Neill comment.
 - m. *Former Fuss & O'Neill Comment: The applicant should provide a pavement end match/saw cut detail for the pavement connection of Green Meadow Road to Lowell Road.*
Current Fuss & O'Neill Comment: The applicant has added the detail to the plan set. No further Fuss & O'Neill comment.
4. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)
- b. *Former Fuss & O'Neill Comment: HR 193.10.E. The applicant has not shown sight distances for the proposed driveways on the plan set.*
Current Fuss & O'Neill Comment: The applicant has added a sight distance table to the plan set. No further Fuss & O'Neill comment.
 - d. *Former Fuss & O'Neill Comment: The applicant has not shown proposed driveways or curb cuts for the site driveways at the cul-de-sac on the Subdivision plans. As currently designed two of the site driveways will conflict with the proposed sidewalk. The applicant should coordinate the Subdivision plans with the Site plans for driveway locations and any impacted features.*
Current Fuss & O'Neill Comment: The applicant has revised the plan set to add the driveway locations and eliminate any conflicts. No further Fuss & O'Neill comment.

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5. Traffic

- a. *Fuss & O'Neill Comment: HR 275-9.B. Fuss & O'Neill understands that the Traffic Impact Study for this project is being reviewed by another party.*

6. Utility Design/Conflicts

- d. *Former Fuss & O'Neill Comment: HR 275-9.E and HETGTD 720.8. The applicant has proposed inlets into sewer manholes that exceed the two foot maximum invert separation. The applicant should provide details for a chimney or internal drop for these manholes, and indicate on the drawings where they are required.*

Current Fuss & O'Neill Comment: The applicant has revised the sewer design to remove this drop. No further Fuss & O'Neill comment.

- e. *Former Fuss & O'Neill Comment: HR 275-9.E. The applicant should provide a sewer manhole detail that indicates an H2O load rated manhole frame and cover is required.*

Current Fuss & O'Neill Comment: The applicant has added the detail to the plan set. No further Fuss & O'Neill comment.

- f. *Former Fuss & O'Neill Comment: HR 276-13.D. The applicant has proposed several transformer locations which do not have year round screening.*

Current Fuss & O'Neill Comment: The applicant has added screening around the transformer locations. No further Fuss & O'Neill comment.

- g. *Former Fuss & O'Neill Comment: The applicant should coordinate the utility locations between the Site and Subdivision plans. It appears that the water and gas lines shown on the Subdivision plan do not extend far enough around the cul-de-sac to meet the service locations of lot C.*

Current Fuss & O'Neill Comment: The applicant has updated that plan set. No further Fuss & O'Neill comment.

- i. *Former Fuss & O'Neill Comment: The Site Demolition Plan of the subdivision plan set illustrates to abandon gas and water per Town Regulations. The applicant should coordinate with the Town if these lines need to be capped.*

Current Fuss & O'Neill Comment: The applicant has stated after discussion with the Town the water main will be removed and the gas will be abandoned per the gas company requirements and has noted this on the plan set. No further Fuss & O'Neill comment.

- j. *Former Fuss & O'Neill Comment: HETGTD Detail S-4. We note that the Sewer Trench detail on the plan set does not match the Town's Typical Detail.*

Current Fuss & O'Neill Comment: The applicant has added the Town sewer trench detail to the plan set. No further Fuss & O'Neill comment.

- k. *Former Fuss & O'Neill Comment: The applicant has shown connecting to and capping an existing water main in the existing driveway to Mercury Systems (Map 234 Lot 35). This water main is shown on the plans as 'Approx. 8" Water Main' but then other notes instructing the Contractor to connect to this line note it is an existing 12" water main. The applicant should confirm the size of the existing water main (8" or 12") and revise the notes and/or design as necessary.*

Current Fuss & O'Neill Comment: The applicant has revised the plan set to note the existing water main as 12 inches. No further Fuss & O'Neill comment.

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- m. *Former Fuss & O'Neill Comment: The applicant has shown proposed light pole foundations directly conflicting with the proposed water main along Green Meadow Drive.*

Current Fuss & O'Neill Comment: The applicant has revised the conflict. No further Fuss & O'Neill comment.

- n. *Former Fuss & O'Neill Comment: The applicant has not proposed any fire hydrants connected to the new water main along Green Meadow Drive. The applicant should coordinate required hydrant locations and spacing with the Hudson Fire Department.*

Current Fuss & O'Neill Comment: The applicant has stated that based on discussions with the Fire Department, Fire hydrants have been added ever 400 feet along the roadway. No further Fuss & O'Neill comment.

- p. *Former Fuss & O'Neill Comment: On Subdivision plan sheet #17 (Detail Sheet – Water), the applicant has noted that the Contractor shall coordinate all water interruptions with Pennichuck Water Works and affected property owners. This note should reference the Hudson Water Utility, and additional information should be provided regarding limitations on water service disruptions to abutters, and provisions for maintaining service to Mercury System (fire protection system, domestic water usage) including temporary water connections as needed.*

Current Fuss & O'Neill Comment: The applicant has noted these changes on the plan set. No further Fuss & O'Neill comment.

7. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

The review of the drainage design and stormwater report was provided under a separate letter from Fuss & O'Neill dated June 19, 2020. We also have the following additional drainage related comments:

- aj. *Former Fuss & O'Neill Comment: HR 290-5.A.5. The southern property site line abuts numerous properties along Fairway Drive. We note that these lots appear to receive runoff from a larger subcatchment area due to the grading of the proposed landscape screening berm. The applicant should evaluate to ensure runoff at every abutting property line does not exceed pre-development rates as required by NHDES AOT Regulations.*

Current Fuss & O'Neill Comment: The applicant has proposed a defined swale to direct stormwater away from adjacent property lines and towards the Merrimack River. No further Fuss & O'Neill comment.

8. Zoning (ZO 334)

- b. *Former Fuss & O'Neill Comment: ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the General-One zoning district and a small undeveloped portion in the Business (B) zoning districts. The proposed use is permitted by the Ordinance.*

- c. *Former Fuss & O'Neill Comment: ZO 334-33. The applicant has shown impacts to 114,179 sf of wetlands and has stated that a NHDES Dredge and Fill permit application has been submitted. A copy of this permit once approved should be provided to the Town for their records.*

Current Fuss & O'Neill Comment: The applicant has noted that a copy of the final report will be provided to the Town. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment: ZO 334-35.B and 334-35.C. The applicant had proposed impacts to the wetlands for the construction of a new road, drainage, driveways and parking areas. A Special Exception will need to be granted by the Zoning Board of Adjustment to allow these uses.*

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Current Fuss & O'Neill Comment: The applicant has stated that based on the changes to the ordinances, they are pursuing a conditional use permit from the Planning board. No further Fuss & O'Neill comment.

- e. *Former Fuss & O'Neill Comment: ZO 334-38.A. The applicant has noted in their NHDES Wetlands application that mitigation would be discussed with the Town, plus a payment of \$701,142.17 will be made to Aquatic Resource Management.*
- f. *Former Fuss & O'Neill Comment: ZO 334-60. The applicant has not provided any size or detail information for any signs other than handicapped parking and traffic signs within the subject lot. The applicant did note in the Subdivision plans that signs are subject to the requirements of the Hudson Zoning Ordinance as determined during the sign permit application process.*

Current Fuss & O'Neill Comment: The applicant has stated that a signage and striping plan is currently being created and will be provided with future submissions. No further Fuss & O'Neill comment.

- g. *Former Fuss & O'Neill Comment: ZO 334-84 and HR 218-4.E. The applicant has shown all flood hazard areas on the plans. Proposed base building grades appear to be above the Merrimack River's 100 year flood elevation.*

9. Erosion Control/Wetland Impacts

- a. *Former Fuss & O'Neill Comment: HR 290-4.A.(3). The applicant appears to be proposing construction fencing and a compost filter tube (FT) along the south side of the earthen berm as a means of erosion control (see sheet CE304), but only FT is shown, not the symbol for the filter tube along the length of the berm. The applicant should update the plan to show the limits of the intended erosion and sedimentation control measures at this location.*

Current Fuss & O'Neill Comment: The applicant has updated the plan set. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: ETGTD 565.1.1. The applicant has not indicated the proposed method of stump disposal on the Site plans. Subdivision plans note that stumps will be disposed of off-site in a legal manner.*

Current Fuss & O'Neill Comment: The applicant has added a note to the plan set. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: ETGTD 565.1.1. The applicant should note on the plans the requirement for testing any imported fill over 10 cubic yards.*

Current Fuss & O'Neill Comment: The applicant has added a note to both plan sets. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment: The Town of Hudson should reserve the right to require any additional erosion control measures as needed.*

10. Landscaping (HR 275-8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- a. *Former Fuss & O'Neill Comment: HR 275-8.C.(7)(c) & (d) . The applicant has provided landscaping calculations showing that the sites meet the number of trees and shrubs required. We noted that the proposed trees and shrubs are not listed per lot but for the entire site. It appears that some lots may not meet the individual requirement because the landscaping is spread between the 3 lots. The applicant should provide proposed landscaping numbers for each individual lot to be sure they each individually meet the regulation.*

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Current Fuss & O'Neill Comment: The applicant has added the requested information to the plan set showing that each lot meets the regulation. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: The applicant should provide the proposed spacing for the tree plantings to be installed on the landscape berm at the south side of the site.*

Current Fuss & O'Neill Comment: The applicant has clarified the tree spacing. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(14). The applicant has not provided information detailing the proposed hours of operation for the site lighting (i.e. what are the proposed hours of operation for the facility; will the lights operate only during those prescribed hours;; will they operate during all night time hours; etc.).*

Current Fuss & O'Neill Comment: The applicant has states that the site lighting will be operational during all nighttime hours. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(14). The applicant has proposed light pole installations that have a fixture mounting height of 40 feet. Due to their height, some of these lights may be visible to abutting properties. The applicant should review the proposed lighting along the south side of the site to ensure that lights are not visibly higher than the proposed landscape berm and associated plantings.*

Current Fuss & O'Neill Comment: The applicant has lowered the lighting on the south to 30 feet high in order to be sure it is lower than the adjacent berm and plantings. No further Fuss & O'Neill comment.

- e. *Former Fuss & O'Neill Comment: The applicant has proposed lighting within the right-of-way of the proposed Green Meadow Drive. The applicant and Town should confirm who will be responsible to operate and maintain this lighting.*

Current Fuss & O'Neill Comment: The applicant has noted that the lighting will become part of the Town infrastructure once the roadway is accepted by the Town. No further Fuss & O'Neill comment.

11. State and Local Permits (HR 275-9.G.)

- a. *Former Fuss & O'Neill Comment: HR 275-9.G. Due to the large nature of the project and the multiple permit requirements, we recommend that the applicant list all the required permits and their status on the plan set. The applicant should forward all relevant permit documentation to the Town for their records.*

Current Fuss & O'Neill Comment: The applicant has added a list of permits to the plan set and has stated that all relevant permits will be sent to the Town for their records. No further Fuss & O'Neill comments.

- b. *Former Fuss & O'Neill Comment: HR 275-9.G. The applicant has noted that a NPDES permit and preparation of a SWPPP will be required for this project.*

- c. *Former Fuss & O'Neill Comment: HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.*

Current Fuss & O'Neill Comment: The applicant has stated that once received copies will be provided to the Town. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment: Additional local permitting may be required.*

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12. Other

- b. *Former Fuss & O'Neill Comment: The applicant should coordinate the Site and Subdivision plans. We recommend that the Driveway locations be shown on the Subdivision plan to better show utility, sidewalk and guardrail locations.*

Current Fuss & O'Neill Comment: The applicant has added these to the plan set. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: The applicant has not included any provisions for dumpsters on the plans. The applicant should verify that dumpsters are not needed for the proposed use.*

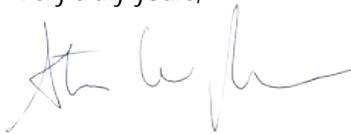
Current Fuss & O'Neill Comment: The applicant has stated that any refuse will be managed internally in the building. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment: The guard rail details vary between the Subdivision plan (page 14 of 22) and the Site plan (Sheet CS504). We recommend the applicant revise the Subdivision plan set to be sure the anchor meets NHDOT guardrail standards.*

Current Fuss & O'Neill Comment: The applicant has revised the guardrail detail on the plan set. No further Fuss & O'Neill comment.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, P.E.

SWR:

Enclosure

cc: Town of Hudson Engineering Division – File
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